

# Mono County Community Development Department

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## Draft Conditions

### DIRECTOR REVIEW 22-004 Hughes

**APPLICANT:** John Hughes

**SUBJECT PROPERTY:** 25088 Hwy 6, Benton, APN 025-030-014-000

**PROPOSAL:** Reestablish electric service to existing well for property maintenance/enhancement purposes, prior to establishing primary use of the 11-acre Rural Residential parcel.



Pursuant to the Mono County General Plan and based upon the following findings, you are hereby notified that Director Review 022-004 has been granted subject to the attached Conditions of Approval.

1. The project shall obtain a building permit from the Mono County Building Division.
2. The project is restricted to the exclusive use of well water for property enhancement and maintenance. No camping is permitted, and no residential use is allowed without applicable additional permits. The project shall comply with all General Plan requirements including the Rural Residential land use designation which, among other requirements, limits the use of the property.
3. Further property development may require other access improvements to meet Caltrans standards.
4. Applicant shall obtain demolition permits for property clean-up as may be required by the Mono County Building Division.
5. The existing well shall comply with the Standard Conditions for Well Construction and Approval, as may be required by the Environmental Health Director.
6. The project shall comply with all Mono County Building Division, Planning Division, Public Works Department, and Environmental Health Department requirements.

